

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to General Plan Amendment, Zone and Height District Change, for property located at 535-547 South Kingsley Drive.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 15-1549 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2013-2185-MND] filed on July 20, 2015.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring and Reporting Program as the Findings of Council and ADOPT the Mitigation Monitoring and Reporting Program.
3. ADOPT the FINDINGS of the PLUM Committee as the Findings of Council.
4. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the Director of Planning on behalf of the Los Angeles City Planning Commission (LACPC) APPROVING the proposed General Plan Amendment from Neighborhood Office Commercial to High Medium Residential use designation, for the property located at 535-547 South Kingsley Drive.
5. PRESENT and ADOPT the accompanying ORDINANCE dated February 2, 2016, approved by the Director of Planning, effecting a Zone Change from the existing P-1 Zone to (T)(Q)R4-2 Zone and Height District Change from Height District 1 to Height District 2, for the proposed construction of a 77,356 square-foot apartment building that contains 72 dwelling units including six units for very low income households, for the property located at 535-547 South Kingsley Drive, subject to modified Conditions of Approval as approved by the PLUM Committee.
6. NOT PRESENT and ORDER FILED the Ordinance dated October 8, 2015.
7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
9. ADVISE pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained

throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

10. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Garrett Lee, Jamison Properties

Case No. CPC-2013-2184-GPA-ZC-HD-DB-SPR

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - MARCH 15, 2016

(LAST DAY FOR COUNCIL ACTION - MARCH 15, 2016)

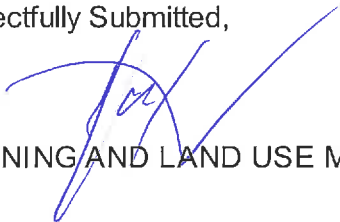
Summary:

At a regular meeting held on February 2, 2016, the PLUM Committee considered a General Plan Amendment for the property located at 535-547 South Kingsley Drive. The Department of City Planning presented minor revision to plan. After an opportunity for public comment, the Committee recommended for Council to approve the General Plan Amendment with the revisions. This matter is now submitted to the Council for it's consideration.

As indicated in Recommendation No.8 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-